Overland Building (Eastman Building)
Northwest corner Eighth and Main Streets
Boise
Ada County
Idaho

HABS No. ID-17

HABS, ID, I-BOISE

PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. ID-17

OVERLAND BUILDING (Eastman Building)

Location:

Northwest corner Eighth and Main Streets. (105, 107, 109 North 8th Street and 800, 804, 806, 808

Main Street), Boise, Ada County, Idaho.

USGS Boise North Quadrangle, Universal Tranverse

Mercator

Coordinates: 11.564350.4829320.

Present Owner:

Boise Redevelopment Agency

711 Bannock Street

P.O. Box 987 Boise, Idaho

Present Occupant

and Use:

Unoccupied, commercial use until closed down in

1978, scheduled to be demolished.

Significance:

The Eastman block is architecturally significant as a good example of the Renaissance Revival style in commercial architecture. Its granite, sandstone, brick and terra cotta ornamentation are especially noteworthy and make the building a local landmark. One especially noteworthy design feature is its elaborate terra cotta cornice of lions-heads and

its classical arched granite entry.
The Eastman building stands on the site of Boise's pioneer Overland Hotel. The old hotel was active from 1864 to 1904, and housed, among other things, the city's first telephone exchange. In 1927 the Overland block's name was changed to the "Eastman" block in honor of the managers of the old Overland Hotel. The brick building has housed a number of doctors' and dentists' offices over the years, as well as other business and professional offices. Tourtellotte and Company was the foremost archietectural firm in Boise when this building was erected. The structure is a good example of their work and is one of the few commercial structures of theirs to use the Renaissance Revival style.

PART I HISTORICAL INFORMATION

- A. Physical History
 - 1. Date of construction: 1905
 - 2. Architects: John E. Tourtellotte and Company; Boise, Idaho
 - 3. Original and subsequent owner:

Chain of title is complete from ownership preceeding erection of this structure to present date. Reference is Office of Ada County Clerk-Recorder, Records Department.

1877 Warranty Deed October 13, 1877. Recorded January 1881, in Book 8 page 620. Overland Hotel property. James W. Griffin and Matilda M. Griffin (h&w) to Hosea Brl Eastman

1904 Warranty Deed July 15, 1904. No. 4377 recorded July 15, 1904 in Book 41 (47?) p. 633.

Hosea B. Eastman

to
The Overland Hotel Company, Ltd.

1905 Warranty Deed January 26, 1905. No. 6200 recorded January 27, 1905 in Book 53 p. 263.
The Overland Hotel Company, Ltd.
to
The Overland Company, Inc.

1929 Quitclaim Deed January 19, 1929. No. 133555, Book
185 p. 538.
Elmer W. Fox, trustee of creditors and stockholders of
Overland Hotel Company, Ltd.
to
Eastman Building Inc.

1956 Corporation Warranty Deed June 1, 1956. No. 395433, recorded June 1, 1956. Eastman Building, IInc.
to
Broadbent-Eastman, Inc.

Eastman Building

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1972 Corporation Warranty Deed December 28, 1972. No. 830864, recorded December 29, 1972.

Broadbent Development Co. formerly known as Broadbent Estate, Inc.

to
Boise Redevelopment Agency

44. Original plans and construction:

The original construction drawings are available to the public at the office of Hummel, Jones, Miller and Hunsucker who's parent firm was Tourtellotte and Hummel. (1324 West Idaho Street, Boise, Idaho)

5. Alterations and additions:

Two-story addition completed January 1, 1911. The original bracketed lions' head cornice that crowned the 1905 4-story structure was raised and employed again. The 1911 addition is clearly visually different, particularly in terms of the window treatment. In adding the two additional stories, architectural unity was not achieved.

The exterior of the building on the street level has suffered over the years from inappropriate alterations and the classical granite archway itself has been altered by removing the original Overland name and substituting the name Eastman. Constant remodeling of the interior over the years has destroyed much of the interior's original architecture.

The interior windows from offices to hallways have been closed off and two wrought iron balconies have been removed, but are still in Boise.

B. Historical Events and Persons Connected With the Structure:

Brothers, Hosea B, and Manson Eastman (who the building is named after) purchased the Overland Hotel in 1877. Hosea and Timothy Regan were principals in developing the Overland Building on site of the Overland Hotel when it was demolished in 1904. Later Ben S. Eastman son of Hosea, bought out Regan interests in the Overland Building in 1927 becoming sole owner and general manager. He also renamed it the Eastman Building in honor of his father and Uncle.

C. Sources of Information:

a. Primary and Unpublished Sources:

Represented in HISTORIC AMERICAN BUILDINGS SURVEY-Idaho State Historic Sites Inventory, 1972. (Depository for survey records: Idaho State Historical Society). The first two items listed above are available to the public

The first two items listed above are available to the public at the offices of the Boise Redevelopment Agency, 711 \(\frac{1}{5} \) W. Bannock Street, Boise, Idaho.

Lombard, Ernest J., A.I.A., ASSESSMENT OF THE IMPACTS ON HISTORIC ENVIRONMENT.

McHugh, Patrick I., 9/1/79, EASTMAN BUILDING, An Historic Survey

b. Secondary and Published Sources:

Dubois, Fred T., THE MAKING OF A STATE. (Rexburg: Eastern Idaho Publishing Company, 1971), pp. 51, 93.

Hawley, James H., HISTORY OF IDAHO, published by S.J. Clarke Publishing of Chicago in 1920.

EVENING CAPITAL NEWS, June 29, 1904, p. 5
May 1, 1927

IDAHO DAILY STATEMAN, June 30, 1904 p. 4

November 13, 1905 p. 5

December 31, 1905 p. 19, December 19, 1455

p. 1

ca. Sources not yet investigated:

Complete files of the Idaho Daily Statesman and Evening Capital News other than for the dates indicated above. These are available in the Reference Library of the Boise Public Library.

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Prepared by Patricia L. Rowse Historic American Buildings Survey July 1980 from survey compiled by C. Wayne Hunsucker AIA Boise, Idaho May 1980

PART III ARCHITECTURAL INFORMATION

A. Exterior:

The Eastman block is a six-story, 5 x 5 bay wide buff colored brick building with cut stone and terra cotta trim. This Renaissance Revival style building was originally four stories high: in 1910 the last two stories were added, with the original bracketed cornice of terra cotta, with lion's heads and a brick parapet (all brick from Omaha) employed again. The twenty foot high first story has been altered for modern commercial purposes, however, the Eighth Street entry with its polished granite Tuscan columns and entablature, from Barre, Vermont, remains intact. On the upper stories the corner bays are slightly outset and have smooth Boise sandstone quoins on the second and third stories. The third story windows have sandstone sills and flat arched lintels with keystones. The ? Eighth and Main corner window has a semi-circular, sandstone balcony supported by modificions. The fourth floor windows are round arched with modillion like keystones in the inset bays. The corner bays' windows are framed in terra cottagand have flat arches and transoms. The corner and eighth street arched openings are original as are the exterior windows.

B. Interior:

Floor plan is divided up into rental space on first floor with central core area off eighth street entrance. Original balcony areas do not exist due to remodeling. On the second through the sixth floors original hallways exist. All office space has had extensive remodeling. The first floor southeast corner retail space has the original hexagonal mosaic tile floor. The only original doors are on the second through sixth floors in the hallways. These have one large pane of glass in upper section with two dado panels below. The only decorative feature is the oak stairway railings and paneling on the first floor. (See floor plans).

C. General Setting:

Building is located on northwest corner of the intersection of Main and Eighth Streets, facing east. Parking area to west, alley to north.

PART III SUPPLEMENTAL INFORMATION

USGS Máp with building identified.

PART IV PROJECT INFORMATION

This project was undertaken by the Boise Redevelopment Agency in compliance with Executive Order 11593 and a Memorandum of Agreement with the Advisory Council on Historic Preservation to mitigate the adverse effect of the regional retail center in Boise Idaho. John A. Burns, AIA and Emily Ia Harris were the HABS project coordinators. The written data was prepared in HABS office by Patricia Rowse in July 1980 from the survey form compiled by C. Wayne Hunsucker, AIA. Boise, Idaho. Photographs were taken by Duane Garrett in March 1980.

